

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

June 7, 2012

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, June 12, 2012 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 5 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Review and discussion of the proposed *1 Exchange Place Redevelopment Plan*.
Summary: This plan provides for a vertical addition for a hotel use at 1 Exchange Place.
Approved and recommended to City Council for Adoption.

9. Review and discussion of the *Report Concerning the 1 Exchange Place Study Area as an Area in Need of Redevelopment*. . Summary: This report documents the conditions of the 1 Exchange Place Study Area and finds that the Study Area meets the criteria as an area in need of redevelopment. **Approved and recommended to City Council for Adoption.**

10. Review and discussion of amendments to the Land Development Ordinance regarding bike parking. **Recommended to City Council for Adoption.**

11. Review and discussion of amendments to the Morris Canal Redevelopment Plan. .
Summary Statement: creation of sub-zone to require new right-of-way adjacent to Berry Lane Park and general plan reorganization for ease of use. **Approved and recommended to City Council for Adoption.**

12. Review and discussion of amendments to the 325 Palisade Redevelopment Plan. .
Summary Statement: amend plans to reflect new block and lot numbers. **Approved and recommended to City Council for Adoption.**

13. Review and discussion of amendments to the Land Development Ordinance. Summary Statement: Create regulations on height of parapets and supplementary zoning regulations. **Recommended to City Council for Adoption.**

14. Case: P06-168.1 Amended Final Major Site Plan with “c”
variance
Applicant: JWALA MA Montgomery, LLC
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 646 Montgomery St.
Old Block: 1892 Lot: 20
New Block: 13502 Lot: 24
Zone: NC – Neighborhood Commercial
Description: Originally approved May 22, 2007 and amended October 26, 2010.
New changes to the façade and side yard variance incurred by survey error correction.

Variances: Side yard
Decision: Approved.

15. Case: P12-031 Preliminary & Final Major Site Plan
Applicant: One 1, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 69 Kearney Avenue & 355-361 MLK Drive
Block: 22502 Lot: 31 through 35
Zone: MLK Drive Redevelopment Plan
Description: Construction of new single story retail with drive through and parking.
Decision: Approved.

16. Case: P12-028 Preliminary & Final Major Site Plan
Applicant: Marsal Group, Inc.
Attorney: Jon Campbell, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 204-210 9th Street
Block: 1703 Lot: 57
Zone: St. Francis Redevelopment Plan
Description: 25 Residential Unit Development
Decision: Approved.

17. Case: P12-010 Preliminary & Final Major Site Plan
Applicant: 212 Newark Avenue, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 121 Newark Avenue
Block: 11405 Lot: 18
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Building rehabilitation
Decision: Approved with condition.
8. Case: P10-011.1 Amended Minor Site Plan
Applicant: 642 Palisade LLC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 642 Palisade Ave.
Old Block: 797 Lot: 21.B
New Block: 1703 Lot: 57
Zone: R-1 one- and two-family residential
Description: Originally approved June 29, 2010. Façade, yard, and window changes built without approvals.
Carried to June 19, 2012 regular meeting.
19. Case: P07-109 Amended Preliminary & Final Major Site Plan
Applicant: First Street Associates
Attorney: Rita McKenna, Esq.
Review Planner: Kristin Russell
Address: 325 First St.
Old Block: 348 Lot: 6
New Block: 12701 Lot: 3
Zone: Village Redevelopment Plan
Description: Original approval granted November 20, 2007. Rehabilitation of a 4-unit building in the front, and a rear single-family building. Rear stucco façade added without approval.
Decision: Approved.
20. Case: P07-137 Final Major Site Plan
Applicant: David DePierro
Attorney: Anthony Colasanti, Esq.
Review Planner: Kristin Russell
Address: 325 Palisade Ave.
Old Block: 733 Lot: A.2
New Block: 5003 Lot: 1
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Original approval granted May 13, 2008 and subsequently amended twice. Rehabilitation of a 3-story 20-unit building with 15 garaged parking spaces.
Decision: Approved with condition.
21. Case: P11-056 Preliminary & Final Major Site Plan w/ "c" variances
Applicant: John FioRito
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 95-97 Montgomery St.
Block: 14301 Lot: 3
Zone: O/R – Office/Residential
Description: Rehabilitation and addition to existing 5-story building to create 18 residential units and 3,000 sf of ground floor retail space.
Variances: Lot area, lot width, lot depth, rear yard, side yard
Decision: Approved with conditions.
22. Case: P11-022 Preliminary & Final Major Site Plan with "c" variance
Applicant: Franciscan Sisters of St. Elizabeth, Inc.
Attorney: William Strasser, Esq.
Review Planner: Kristin Russell
Address: 857-859 ½ Pavonia Ave.
Block: 10503 Lot: 1, 2, 3, 6, 39
Zone: R-3 multi-family residential
Description: Parking garage with rooftop open space
Variances: more than one building per lot, lot width, front yard setback, side yard, building coverage, lot coverage
Carried to June 19, 2012

23. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan with Deviations # P08-049 submitted by GND Builders, LLC (191-193 Van Horne Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P12-016 submitted by Hoda Osman (310 Ninth Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P12-009 submitted by Marbella Towers Associates, LLC (425 Washington Blvd aka 110 Second Street)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviation # P 12-008 submitted by Marbella Towers, Associates, LLC (425 Washington Blvd aka 110 Second Street)
 5. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P 08-017.1 submitted by Nams Developers, Inc. (516-520 Bergen Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Beacon Avenue Redevelopment Plan and recommending adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council the proposed amendments to the LDO expanding the Restaurant Row Overlay Zone.
 8. Resolution of the City Planning Board of the City of Jersey City recommending adoption by the City Council the proposed amendments to the LDO regarding Marion Works Office Residential District)
 9. Resolution of the Planning Board of the City of Jersey City Approving an Administrative Amendment to Case # P 11-002 submitted by Archer Cohen (60 Van Reipen Avenue)
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD